



HUDSON VALLEY NEWS

APRIL 22-27, 2015

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INSIDE: PROPOSAL PUTS STATE PARKS UP FOR LEASE • MAN WANTED FOR MURDER ARRESTED IN POUGHKEEPSIE • COUNTY CLERK RUNNING FOR RE-ELECTION • RED HOOK STUDENTS AWARDED • LETTERS **PRICE: \$1.00**



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Huge turnout for Taste of Rhinebeck

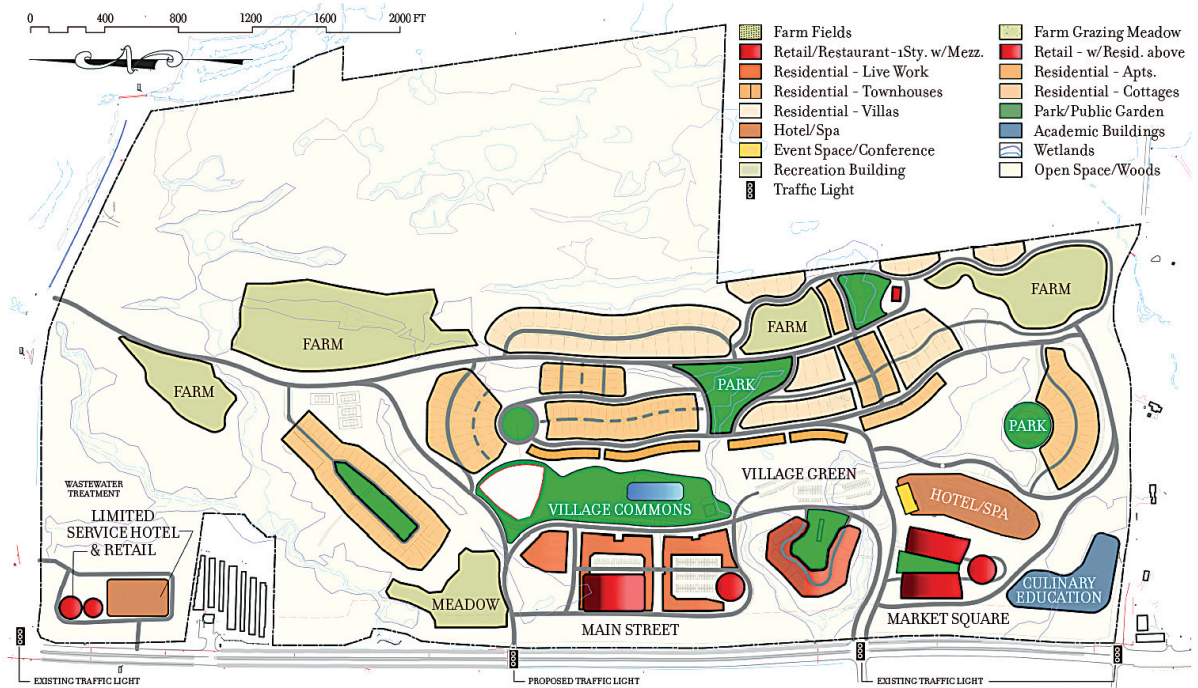
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THIS WEEK'S WEATHER:

Beats February

A HYDE PARK RENAISSANCE

Development planned on 340 acres across from CIA



Overview of T-Rex Capital's project off of Route 9 in Hyde Park.

BY CAROLINE CAREY
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A number of weeks ago *Hudson Valley News* began receiving inquiries from the public about what was going on across the street from the Culinary Institute of America in Hyde Park. A developer, T-Rex Capital, has owned the property for several years. The prior owner, developer Baker-Gagne, had planned to develop the St. Andrews' property with large residential and retail complexes, but it eventually fell victim to the bursting of the real estate bubble and financial collapse of 2007-8.

The fact that the current tree cutting is widespread, over 40 acres, and easily seen from Route 9 has attracted a lot of attention. When asked a while ago what was going on, Supervisor Aileen Rohr posted on Facebook that the property owner was simply exercising their right to recover some costs by harvesting lumber from the site. Rohr said there was no development on the table and dismissed

the issue. But in an exclusive interview with *Hudson Valley News*, T-Rex's CEO Tom Mulroy said he is starting the site plan approval process for Bellefield Hyde Park, as the project is known, and with great enthusiasm detailed his plans for the property.

"I see this as my legacy," Mulroy began. "Something my kids will always be able to see that I did. I have never spent more personal time on project than I have here." Mulroy's plans for Bellefield Hyde Park include an eco-friendly development with a hospitality focus, shops and housing. "This is not going to be a Disneyland-like development. We are only plan to build on about 90 of the 340 acres," Mulroy continued.

Bellefield Hyde Park will be a 340-acre mixed-used development with a 45-acre working farm as its inspiration.

There will be 559 residences, including brownstone style homes, detached cottages, artist-style lofts, and private acreage estates. Construction materials will be eco-conscious, and heating and

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RAMP IT UP

Ramp Fest coming to Hudson + tips and facts on the forest find
PLUS: Beacon Barks • ASO final concert of the season • Local Reader • Calendar



Man wanted for murder arrested in Poughkeepsie



Members of the Dutchess County Sheriff's Office and City of Poughkeepsie Police Department assisted members of the New Jersey FBI Violent Crime Task Force and the FBI Hudson Valley Safe Streets Task Force in executing a New Jersey arrest warrant for murder, attempted murder, unlawful possession of a weapon with intent to use against another and unlawful possession of a weapon, upon Mikey Miguel Williams, 32, on April 15. The warrant was issued on March 3, by the Newark City Court, Essex County, New Jersey. Williams is accused of murder and attempted murder in Newark, New Jersey on February 9.

Williams was located by law enforcement at 365 Mansion Street in the City of Poughkeepsie. During his arrest, Williams was found to be in possession of a .45 caliber stainless steel semi-automatic handgun which contained seven live rounds. The handgun was found to be stolen from Virginia on November 11, 2014.

Williams was charged with criminal possession of a weapon in the second degree, a class-C felony, by the City of Poughkeepsie Police Department. He was arraigned in the City of Poughkeepsie Court for the weapons possession charge as well as a fugitive from justice from New Jersey. The investigation is ongoing and additional charges are possible.

Recent arrests in Red Hook

Red Hook Police arrested Elena R. Watson, 22, of Everett, Massachusetts, on Thursday at 11:35 p.m. on West Market Street. Watson was charged with two counts of drunken driving, both misdemeanors, as well as speeding, an infraction. She was processed and released on tickets to appear in court at a later date.

Red Hook Police arrested Amanda R. Funk, 30, of Red Hook, on Saturday at 9:10 p.m., and she was charged with criminal contempt, a misdemeanor, as well as physical harassment, a violation. Police responded to a 911 call reporting a physical dispute at a residence in the Town of Red Hook and upon investigation found Funk had violated a court order of protection. She was arraigned in Town Court and sent to jail in lieu of \$1,000 bail.

Rhinebeck woman arrested for false statement

On April 14, New York State Police arrested Natalie K. Traver, 18, of Rhinebeck, for making a punishable false written statement, a class-A misdemeanor.

On April 13, Traver reported to police that she had been harassed and verbally abused earlier in the day. Troopers obtained a written statement from Traver explaining the encounter she had with the alleged suspect.

Troopers conducted an investigation and learned that the allegations made by Traver in her deposition were fabricated. The suspect identified by Traver was not in New York State at the time of the supposed incident.

Traver was charged with providing police with a false written statement and issued an appearance ticket directing her to appear before the Village of Rhinebeck Court at a later date.

HYDE PARK DEVELOPMENT

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cooling systems will utilize geothermal and solar energy. "The first phase of the project will be hospitality-focused with one or two hotels, a spa and conference center and some specialty retail shops and artist-style lofts," according to Mulroy. He expects that phase to cost around \$100 million. It will feature a boutique hotel, with a relationship with a larger hotel company for logistics, that will meet the desperate need for a quality hotel and conference center in the area.

Mulroy continued, "I have spent the last two years speaking to local stakeholders at the CIA, Marist, Federal Parks and local business owners about what is needed in the area. They are frustrated by all the events that are lost to them because there is nowhere close for tourists, wedding guests or food summit attendees to stay." He continued that over one million people drive by the property every year but most have to leave the area at the end of the day.

The development will also have a market square featuring signature restau-

rants, specialty food and wine shops, a year-round farmer's market, a performing arts center and amphitheater and more. Keeping with the healthy, eco-conscious, farm-to-table lifestyle of the development, there will be an extensive network of ten miles of walking, hiking and biking trails with wetlands and natural preserves promoting sustainable living.

Mulroy told us that he wants Bellefield Hyde Park to be like the eco-friendly Serenbe Farms, Georgia, which is a 1,000 acre development that has a large farm, homes and specialty restaurants and shops.

There are discussions underway with hotel and spa companies that would be strategic partners. Mulroy said they will begin discussions with financial partners when site plan approval is close. He said they plan to use a lot of the analysis and SEQRA data that was prepared for St. Andrews and would update it as need be.

Next steps include filing for site plan approval with the planning board.

Mulroy concluded, "If we build this, they will come."

LOCAL DEVELOPMENT

PROPOSED BILL PUTS STATE PARKS, HISTORIC SITES UP FOR LEASE

BY CAROLINE CAREY

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Last week *Hudson Valley News* reported that New York State Parks is hoping to lease at least part of the historic Mills Mansion to a private enterprise. This plan is part of a larger scale program that Parks want to enable them to lease out numerous state parks and historic sites to private developers. This act was read into the record at the March 27 meeting of the New York Assembly. It was read "at request of the Office of Parks, Recreation and Historic Preservation."

The act wants the current law to be modified to encourage "the leasing or licensing of property under its jurisdiction, to encourage investment by the private sector for the provision of equipment and capital improvements at historic sites, state park and recreation facilities by entering into lease or license agreements for an extended term not to exceed forty years." The document lists numerous state parks for inclusion, but of the three historic sites/house museums in our region (Olana, Clermont and Mills) the main house at Mills Mansion was the only one included. In fact, Clermont is not mentioned at all and only the outbuildings of Olana would be considered. But the specifics for Staatsburgh include the "structures known as the carriage barn, the dairy barn, the Hoyt House and the barns, Staatsburg State Historic Site, and for the construction and operation of lodging at Ogden Mills and Ruth Livingston Mills State Park."

Really? First a restaurant in the Mills' dining room and next possibly some cottages or yurts on the lawns rolling down to the Hudson? These sites are museums filled with rare and valuable art and antiques. The question should not be if these plans are feasible (is there potable water or a fire suppression system), but is this is how we want our historic sites to be handled? Public tax dollars have been used for years to support parks and historic sites, but the extended leases are intended to assure the private investors have "adequate protection against loss of investments."

And while Park's Carol Clark responded, "That is not a valid question," when questioned specifically about conversations between Parks and Andre Balazs, it has been confirmed that his team has toured and photographed the interior of Mills on at least two occasions in the past several months.

MORE ON THE PARKS' PROPOSAL: Read the full text of the proposal, online at thehudsonvalleynews.com.

What's your story? Email us at editorial@thehudsonvalleynews.com.

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